

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: 6/15/2006

ITEM No. _____

CASE NUMBER/ PROJECT NAME	34-DR-2006 Paseo Village Remodel		
LOCATION	E. McCormick Parkway at E. Via Del Paseo Del Norte		
REQUEST	Request approval of a site plan, landscape plan, and elevations to modify an existing commercial center.		
OWNER	Deercrest 13 LLC	ENGINEER	N/A
ARCHITECT/ DESIGNER	Architecture 3 LLC 602-346-5026	APPLICANT/ COORDINATOR	Gary Striyle Architecture 3 LLC 602-346-5026

BACKGROUND

Zoning.

In 1971, this commercial site was zoned Planned Community District (PCD) along with the entire McCormick Ranch development. The site has an underlying C-1 (Neighborhood Commercial) zoning classification. In 1974, PNC (Planned Neighborhood Center) uses were added. The center shall comply with C-1 development standards with the exception of the maximum square footage allowed for health studios; which was amended under 3-ZN-05.

Context.

The site is located within the McCormick Ranch master planned community, and specifically within a commercial center located southeast of the intersection of E. McCormick Parkway and N. Hayden Road.

Adjacent Uses:

- North: Commercial, zoned C-O PCD (Commercial Office, Planned Community Development); C-1 PCD (Neighborhood Commercial, Planned Community Development), and Multi-family residential, zoned R-5 PCD (Multiple-Family Residential, Planned Community Development).
- Southeast: Single-family residential, zoned R1-7 PCD (Single-Family Residential, Planned Community Development) and a neighborhood park zoned O-S PCD (Open Space, Planned Community Development).
- West: Commercial, zoned R1-7 PCD (Single-family residential, Planned Community Development).

APPLICANT'S
PROPOSAL**Applicant's Request.**

The applicant is requesting approval of a site plan, landscape plan and elevations to remodel a portion of the Paseo Village Shopping Center to accommodate a drive-thru at the rear south side of the tenant space currently occupied by Walgreen's. In order to accommodate the proposed drive-thru two of the in-line stores will be removed, creating two new drive lanes, one on the west side and one on the east side of the Walgreen's building. This redesign will create three smaller buildings within the center: one building will remain as retail tenant space, the second or middle building, for Walgreen's, and a third for a new bank. The bank building is also proposing a drive-thru lane and drive-thru ATM lane. The parking lot will be modified to safely direct traffic by realigning the parking aisles and adding signage. Landscaping will be incorporated as base planting and median planting to buffer edges of the buildings and assist with vehicular direction.

The new drives will be 20 feet in width and have been approved by the City's Transportation and Fire departments. Responding to staff's comments, the applicant has revised the parking lot in front of the bank by aligning the drive aisle with the new proposed lane. The intent of modifying the parking lot is to safely direct vehicular traffic through this area of the site. In addition, landscape islands extend along the bank ATM drive to assist in directing vehicular traffic around the new proposed drives.

The architecture will be consistent with the existing Paseo Village Center. In 2005, the center received approval to renovate under case number 57-DR-05; this approval included the new LA Fitness currently under construction. The color palette was approved under 387-SA-05; which this application is matching. The colors for the walls are proposed to be painted Tantalizing Tan ICI paints #420, Indian Painting ICI paints #428, Desert Floor ICI paints #561, and Fauna ICI paints #456 for the finished stucco with Stone Veneer-Cultured Stone Honeycountry ledgestone-CSV20005 accents on the columns of the canopy overhang.

Development Information:

- Existing Use: Commercial
- Proposed Use: Commercial
- Parcel Size: 9.02 Acres
- Existing Building Size: 101,363 square feet
- Proposed Building Size: 93,358 square feet
- Parking Required: 361 Spaces
- Parking Provided: 395 Spaces

DISCUSSION


The proposal will affect the existing commercial center's in-line shops. No new buildings are proposed. Existing tenant space will be reduced by 8,005 square feet to allow for the new drive lanes. The parking lot will be modified to direct vehicular traffic through the site. New landscaping will be added around the new drives. Additionally, turf area will be removed and new desert landscaping will be incorporated between the parking lot and street frontage along E. Via Paseo Del Sur.

STAFF

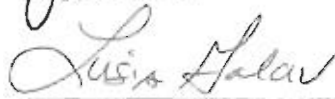
RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

Jeff Ruenger
Planner
Phone: 480-312-4208
E-mail: Jruenger@scottsdaleAZ.gov



Jeff Ruenger
Report Author



Lusia Galav, AICP
Director, Current Planning
Phone: 480-312-2506
E-mail: lgalav@scottsdaleaz.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Preliminary Site Plan
5. Partial Site Plan
6. Landscape Plan
7. Elevations
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

PROJECT NARRATIVE

Overview of Project

Paseo Village consists of approximately 9 acres of mixed use retail located near the intersection of Hayden Road and McCormick Ranch Parkway. The retail center is home to Walgreen's, My Little Gym, Lox Stock & Bagel, Farmer's Insurance, a tanning salon, cafe, and other well-designed retail uses. LA Health is currently under plan review and will be making minor modifications to the rear and side to accommodate a slight increase in square footage to a little more than 38,800 square feet.

Request

Walgreen's is in need of putting a drive through pharmacy at the rear, south side, of their space. In order to accommodate the proposed drive through the Walgreen's building will have two new drives constructed on the west and east ends creating 3 smaller buildings. One building will remain retail, Walgreen's will remain and the smallest building will become a new bank. The bank is also requesting a drive through teller and ATM. At a later date, we understand that the City of Scottsdale will notify us when it is acceptable to submit an application for Design Review.

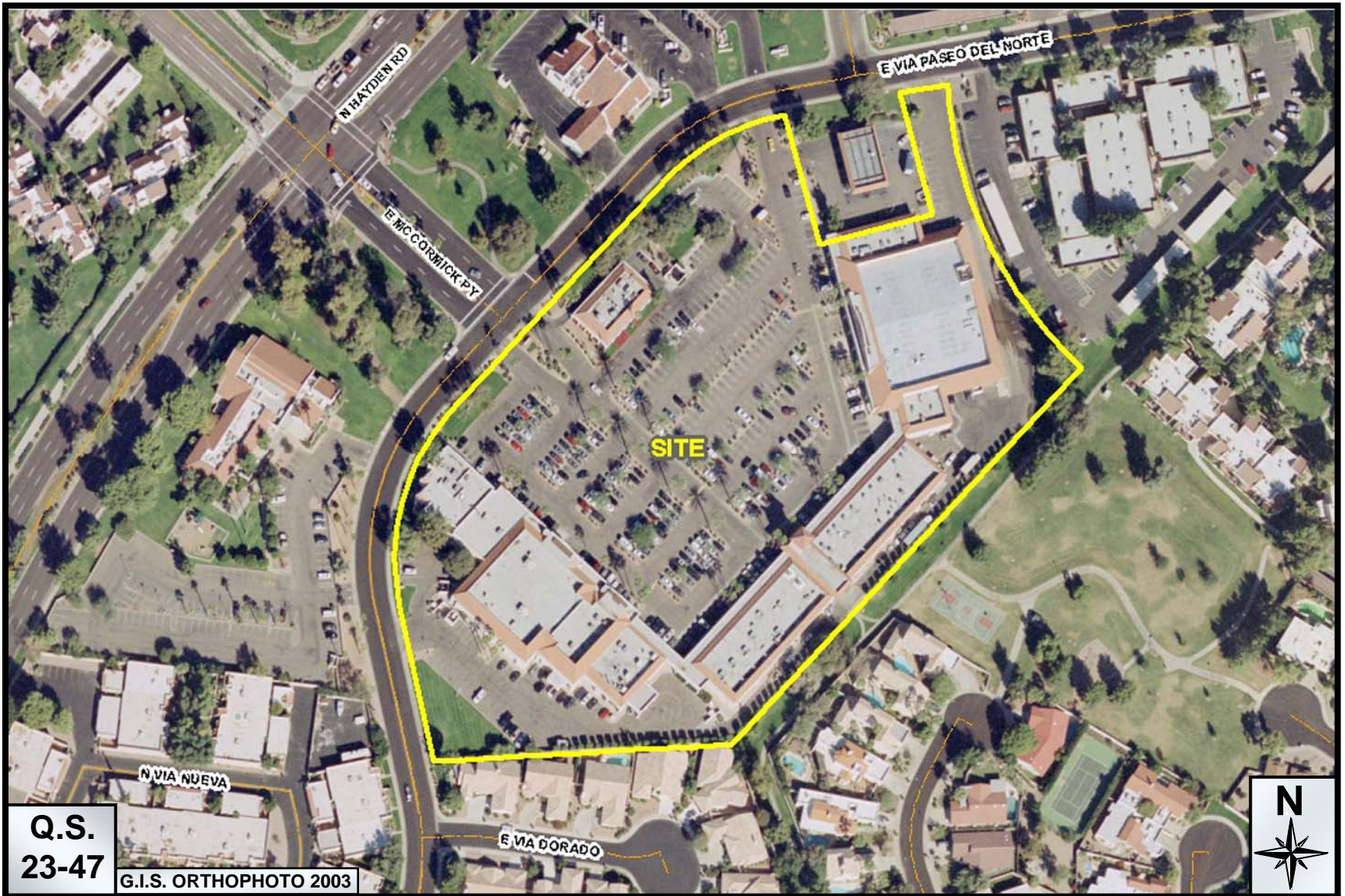
Justification

Because this is a viable retail center that is almost fully leased, it was not necessary to rezone the entire parcel to a higher intensity commercial zoning only to accommodate a restriction in square footage. By applying for the amendment to the PNC zoning, we eliminate the opportunity for uses that may seem less desirable to the surrounding neighborhoods that could be permitted under a higher intensity commercial zoning.

Architecture/Landscaping

In order to ensure the compatibility of the shopping center, we will be gently upgrading the center in the least disruptive manner to existing tenants and patrons of the center. Upgrades will include new paint, possible stone veneer accents, replace any dead or missing landscaping, and possible re-paving and re-stripping. All site lighting will remain the same, but may be painted to match the buildings.

34-DR-2006
03/20/2006



Paseo Village

34-DR-2006

ATTACHMENT #2A

PASEO VILLAGE RETAIL CENTER

A BUILDING RENOVATION
McCORMICK PKWY. & VIA PASEO DEL SUR
SCOTTSDALE, ARIZONA

sheet keynotes

- 1 EXISTING ACCESSIBLE PARKING SPACE
- 2 NEW ACCESSIBLE PARKING SPACE
- 3 EXISTING VEST. CURB TO REAR
- 4 EXISTING FIRE FRONT
- 5 EXISTING LANDSCAPE PLANTING
- 6 LINE OF EXISTING BUILDING
- 7 LINE OF EXISTING BUILDING DETAIL
- 8 EXISTING PARKING STRIP TO REAR
- 9 EXISTING PARKING AREA DETAIL
- 10 EXISTING DRIVEWAY TO REAR
- 11 LANDSCAPE DETAIL
- 12 EXISTING STUDY EXTERIOR
- 13 EXIST. PROPERTY LINE
- 14 NEW DRIVE ENCLOSURE
- 15 PROPOSED DRIVE, INGRESS SOURCE HEADED TO BUILDING
- 16 NEW DRIVE DRIVE DRIVE

site data:

EXISTING DRIVEWAY	0.4
PROPOSED DRIVEWAY	0.4
PROPOSED DRIVEWAY	RETAIL CENTER
NET SITE AREA	84.2 ACRES (36,400 S.F.)
BUILDING AREA	
LA FITNESS	26,530 S.F.
EXISTING BUILDING A	12,475 S.F.
EXISTING BUILDING B	12,475 S.F.
NEW BUILDING C	8,800 S.F.
NEW BUILDING D	12,475 S.F.
NEW BUILDING E	4,168 S.F.
EXISTING PAD A	3,800 S.F.
TOTAL BUILDING AREA	80,363 S.F.
STREETS	80.0%

TOTAL PARKING REQUIRED

LA FITNESS	100 SPACES
NEW BUILDING C	100 SPACES
NEW BUILDING D	100 SPACES
NEW BUILDING E	100 SPACES
NEW BUILDING F	100 SPACES
NEW BUILDING G	100 SPACES
NEW BUILDING H	100 SPACES
NEW BUILDING I	100 SPACES
NEW BUILDING J	100 SPACES
NEW BUILDING K	100 SPACES
NEW BUILDING L	100 SPACES
NEW BUILDING M	100 SPACES
NEW BUILDING N	100 SPACES
NEW BUILDING O	100 SPACES
NEW BUILDING P	100 SPACES
NEW BUILDING Q	100 SPACES
NEW BUILDING R	100 SPACES
NEW BUILDING S	100 SPACES
NEW BUILDING T	100 SPACES
NEW BUILDING U	100 SPACES
NEW BUILDING V	100 SPACES
NEW BUILDING W	100 SPACES
NEW BUILDING X	100 SPACES
NEW BUILDING Y	100 SPACES
NEW BUILDING Z	100 SPACES

ACCESSIBLE SPACES REQUIRED

ACCESSIBLE SPACES PROVIDED	14
ACCESSIBLE SPACES PROVIDED	14

NOTE: NO WORK TO BE DONE TO LA FITNESS SHOPPING AND DRIVEWAY. PREVIOUSLY PERMITTED UNDER SEPARATE CASE NUMBER ABOVE.

project directory:

OWNER:
UNIVERSITY PARTNERS
1000 N. 10TH AVENUE, SUITE 100
SCOTTSDALE, AZ 85257
PHONE: 480.440.4400
FAX: 480.440.4401
CONTACT: MICHAEL FRANKLIN

ARCHITECT:
UNIVERSITY PARTNERS
1000 N. 10TH AVENUE, SUITE 100
SCOTTSDALE, AZ 85257
PHONE: 480.440.4400
FAX: 480.440.4401
CONTACT: MICHAEL FRANKLIN

34-DR-2006
REV: 06/28/2006

PROJECT DESCRIPTION

EXISTING BUILDING
PASEO VILLAGE REMODEL
McCORMICK PKWY. & VIA PASEO DEL SUR
SCOTTSDALE, AZ

ADDITIONAL INFORMATION
FOR CONSTRUCTION
CONSTRUCTION SET
REVISIONS
DATE OF REVISION
REVISION NO.
REVISION DESCRIPTION

Architecture
34-DR-2006
REV: 06/28/2006

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REV: 06/28/2006

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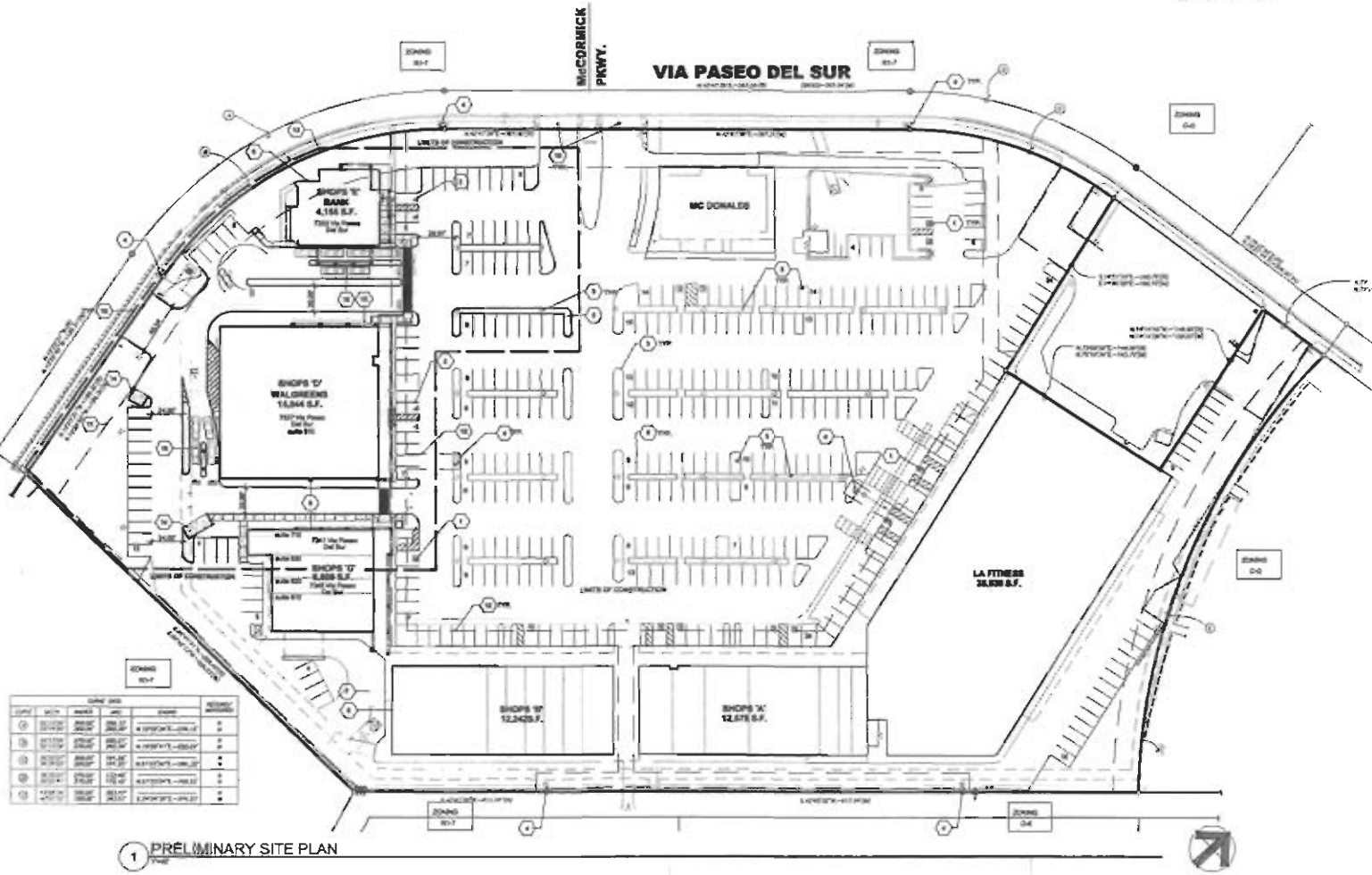
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REV: 06/28/2006

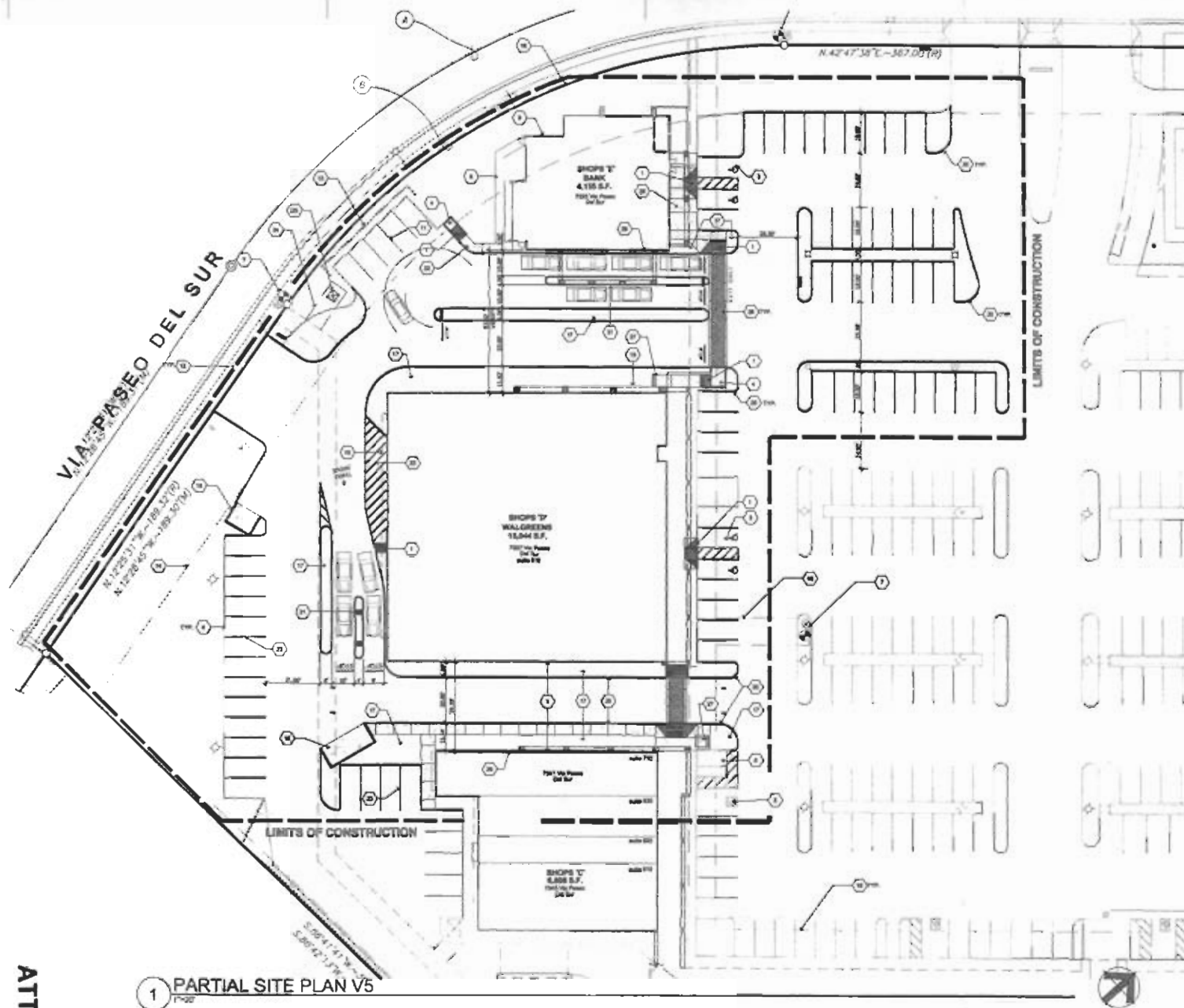
34-DR-2006
REV: 06/28/2006

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REV: 06/28/2006



1 PRELIMINARY SITE PLAN

34-DR-2006
REV: 06/28/2006



KEYNOTES

- 1 ACCESSIBLE PARKING SPACE (SEE DETAIL)
- 2 EXISTING ACCESSIBLE PARKING SPACE
- 3 NEW ACCESSIBLE PARKING SPACE
- 4 NEW LEVEL DRIVE
- 5 EXISTING ACCESSIBLE DRIVE TO REAR
- 6 EXISTING NEW CLAD TO REAR
- 7 EXISTING FIRE MOUNT
- 8 EXISTING SIGNAGE TO REAR
- 9 LINE OF EXISTING BUILDING
- 10 LINE OF EXISTING BUILDING CHANGING
- 11 EXISTING PARKING STRIPING TO REAR
- 12 EXISTING DRIVEWAY TO REAR
- 13 EXISTING DRIVEWAY WALL TO REAR
- 14 LANDSCAPE STRIPING
- 15 EXISTING DRIVEWAY
- 16 WALL PROPERTY LINE
- 17 LANDSCAPE AREA - SEE LANDSCAPE DRAWING
- 18 NEW DRIVE ENCLOSURE
- 19 PROPOSED DRIVE THROUGH DRIVEWAY ADJACENT TO BUILDING
- 20 NEW 4" METALLIC CURB
- 21 NEW 4" CONC. CURB
- 22 4" CONC. DRIVEWAY
- 23 NEW PARKING STRIPING
- 24 NEW DRIVEWAY
- 25 NEW ELECTRICAL TRANSFORMERS
- 26 NEW TRUCK PARKING BAY
- 27 NEW TRUCK DRIVE
- 28 NEW DRIVEWAY
- 29 NEW DRIVEWAY WALL

PROJECT INFORMATION

ARCHITECTURE

PASEO VILLAGE REMODEL

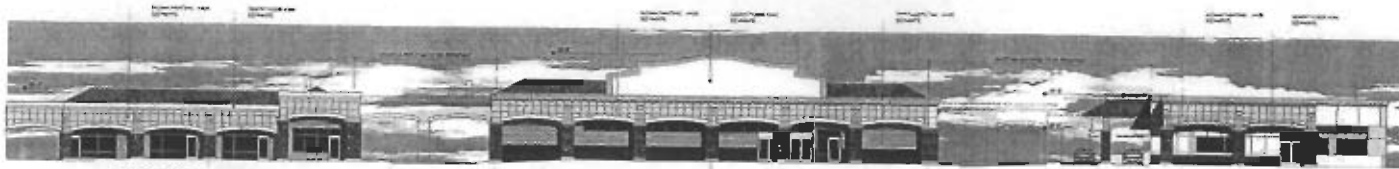
MCCORMICK PROV. & VIA PASEO DEL SUR

ARCHITECTURE

3110 East Commercial and Hwy 410, Phoenix, Arizona 85012
 Phone: 480-944-1000 Fax: 480-944-1001
 www.architecture.com

DATE: 8/28/2006
 DRAWING NO.: 05-0000
 PROJECT NO.: 05-0000
 SCALE: 1/8" = 1'-0"

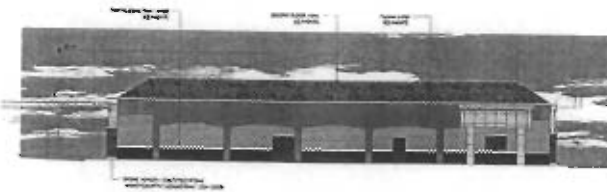
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1 Shop 'C' - North Elevation
Scale 1/8"=1'-0"

1 Shop 'D' - North Elevation
Scale 1/8"=1'-0"

1 Shop 'E' - North Elevation
Scale 1/8"=1'-0"



2 Shop 'D' - South Elevation
Scale 1/8"=1'-0"

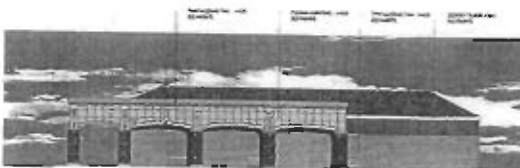


2 Shop 'C' - South Elevation
Scale 1/8"=1'-0"



3 Shop 'D' - West Elevation
Scale 1/8"=1'-0"

4 Shop 'D' - East Elevation
Scale 1/8"=1'-0"



5 Shop 'C' - West Elevation
Scale 1/8"=1'-0"



6 Shop 'C' - East Elevation
Scale 1/8"=1'-0"



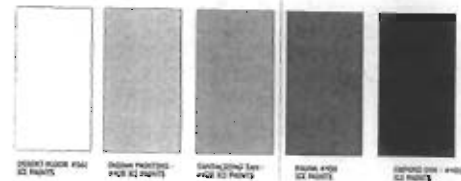
7 Shop 'E' - East Elevation
Scale 1/8"=1'-0"



Key Map



Material Palette



Material Palette

PROJECT DESCRIPTION:
ARCHITECTURE
PASEO VILLAGE REMODEL
at
McCORMICK PKWY. & VIA PASEO DEL SUR
SCOTTSDALE, AZ



FOR COMMERCIAL
AND RESIDENTIAL
DESIGN, WE
PROVIDE
ARCHITECTURAL
SERVICES
AND
CONSULTING

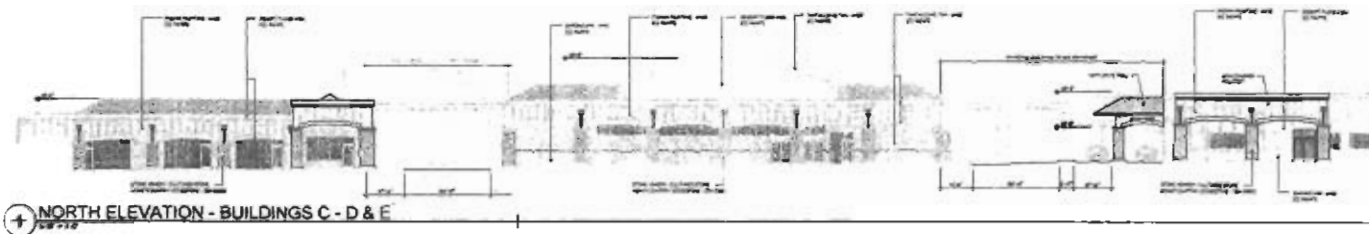
Architecture³

225 WEST CAMPBELL STREET, SUITE 200, SCOTTSDALE, ARIZONA 85251
PHOENIX: 352-344-3333 FAX: 352-344-3334
WWW.ARCHITECTURE3.COM

REVISION:
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE:
1/12/2006
A-2

PRELIMINARY ELEVATIONS

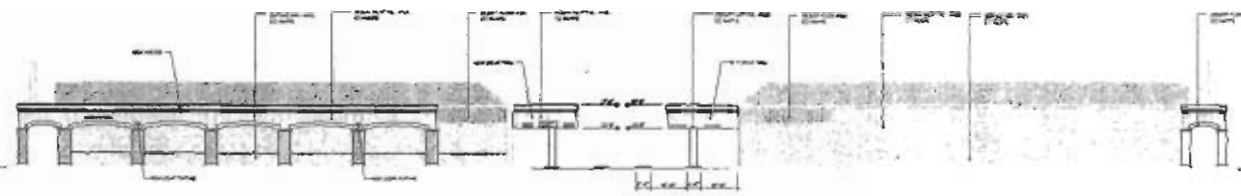
34-DR-2006
REV: 06/28/2006



1 NORTH ELEVATION - BUILDINGS C - D & E

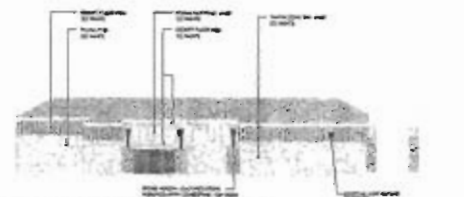


2 SOUTH ELEVATION BUILDINGS C D & E

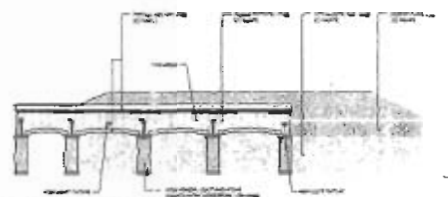


3 WEST ELEVATION - BUILDING D

4 EAST ELEVATION - BUILDING D



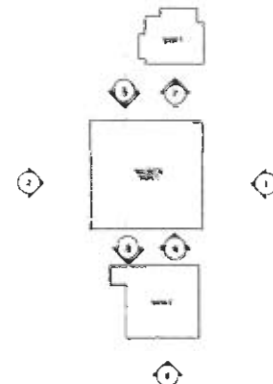
5 EAST ELEVATION BUILDING C



6 BUILDING C - WEST ELEVATION



7 EAST ELEVATION - BUILDING E



KEY PLAN

PROJECT DESCRIPTION
BUILDING RENOVATION
PASEO VILLAGE REMODEL
at
McCORMICK PKWY. & VIA PASEO DEL SUR
SCOTTSDALE, AZ

FOR CONSTRUCTION
AND FOR CONSTRUCTION
CITY APPROVAL, SET
BY THE
PROVIDER AND
GROUP OF ARCHITECTS
SCOTTSDALE, ARIZONA

Architecture
(480) 248-0000 FAX (480) 248-0001
WWW.ARCHITECTURE.COM

CHECKED BY: G.S. PROJECT NO: 06-0006
DATE: 9/28/2006
A-5.0

EXTERIOR ELEVATIONS

34-DR-2006
REV: 06/28/2006

Paseo Village Remodel
McCormick Pkwy & Via Paseo del Sur
Scottsdale

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.
AS SHOWN
- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☐ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
 - ☒ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☐ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☐ 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☒ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
 (SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☐ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°, _____

- ☐ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF EXIST AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____
- ☒ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____
- ☒ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)
 - ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: Lt and Ord Haz SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: Paseo Village Remodel Case 34-DR-2006

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Architecture Cubed with a staff receipt date of 6/28/06.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Architecture Cubed with a staff receipt date of 6/28/06.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by T.J. McQueen & Associates, INC. with a staff receipt date of 5/26/06.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. *Pneumatic tube delivery system for all drive through facilities shall be either located underground, or integrated into the architecture of the drive through canopy. No exposed tube systems shall be allowed.*
3. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
4. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
5. All exterior conduit and raceways shall be painted to match the building.
6. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
7. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
8. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
9. Dooley wall fencing shall not be allowed.
10. All walls shall match the architectural color, materials and finish of the building(s).

SITE DESIGN:

Ordinance

- A. *Signage shall be by separate review, approval, and permit.*

ATTACHMENT B

LANDSCAPE DESIGN:**DRB Stipulations**

11. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

12. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.
13. New individual luminaire lamps shall not exceed 250 watts.
14. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet.
15. All exterior light poles, pole fixtures, and yokes shall match the existing center.
16. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site, not including the drive thru canopy area, shall not exceed 2.5 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10.00 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.

Drive Thru Canopy:

- d. The maintained average horizontal illuminance level, at grade under the canopy, shall not exceed thirty (30) foot-candles. The maintained maximum horizontal illuminance level, at grade under the canopy, shall not exceed fifty (50) foot-candles.
- e. Light fixtures under canopy shall be completely recessed into the canopy with flat lenses that are translucent and completely flush with the bottom surface of the canopy.
- f. Lights shall not be mounted on the top or sides of the canopy.

Building Mounted Lighting:

- g. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.
- h. The maintained average horizontal illuminance at grade at the storefront entries including any spill light from store interior shall not exceed the maintained average horizontal illuminance level at grade of (5) foot-candles. The maintained maximum horizontal illuminance level at grade along the storefront entries shall not exceed fifteen (15) foot-candles.

VEHICULAR AND BICYCLE PARKING:**DRB Stipulations**

17. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

18. No exterior vending or display shall be allowed.
19. Flagpoles, if provided, shall be one piece, conical, and tapered.

RELEVANT CASES:

Ordinance

- B. At the time of review, the applicable zoning case for the subject site was: 3-ZN-2005*

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

20. For this site, there is no change in the impervious area between pre and post development conditions. The existing site is comprised of parking lots and buildings. No additional stormwater storage facilities are required for this site.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

DRB Stipulations

21. No right-of-way or street improvements are required for this development.

INTERNAL CIRCULATION:

DRB Stipulations

22. The developer shall provide a minimum parking-aisle width of 24 feet, except the 20 foot wide drive aisles near the buildings per the approved DRB site plan are acceptable.
23. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
24. The developer shall provide a minimum of 120 feet of queuing distance for all "drive-thrus" (Bank, fast-food, etc.).

Ordinance

- C. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

EASEMENTS AND DEDICATIONS

DRB Stipulations

25. Sight distance easements shall be dedicated over sight distance triangles.

Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.

Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

REFUSE:

DRB Stipulations

26. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1,2(2 is grease containment) for single enclosures and #2147-1,2(2 is grease containment) for double enclosures.

27. Enclosures must:

Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.

Be positioned to facilitate collection without "backtracking."

Be easily accessible by a simple route.

Not require backing more than 35 feet.

Not be located on dead-end parking aisles.

Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

D. Refuse enclosures are required as follows:

- (1) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.

E. Underground vault-type containers are not allowed.

F. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

G. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

28. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:

For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.

For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:**Ordinance**

H. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:**DRB Stipulations**

29. On-site sanitary sewer shall be privately owned and maintained.

30. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- I. Privately owned sanitary sewer shall not run parallel within the waterline easement.